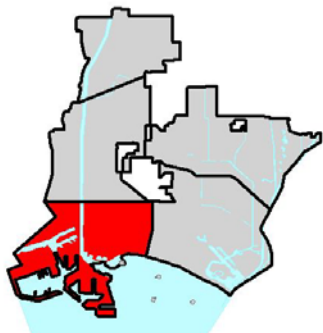


**FEB
2006**

South-West Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building
Community and Environmental Planning Division

www.longbeach.gov/plan/pb/cpd



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Jerry Olivera, South-West Long Beach Community Planner, at (562) 570-5081 or via email at Jerome.Olivera@longbeach.gov if you have questions about this bulletin.

This bulletin is also available on the internet at:
www.longbeach.gov/plan/pb/cpd
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NEW DEVELOPMENT APPLICATIONS

1. Site Plan Review – 1570 Long Beach Boulevard

A mixed use development consisting of 36 condominium units above approximately 10,000 square feet of commercial retail space and approximately 143 parking stalls is being proposed for this site. In its present configuration, the project provides more parking than is required by code.

An initial review of this project shows that there are still some issues that need to be worked out, including: Lack of private and common open space for the residential units; lack of recreation facilities for residents; and other design and configuration issues.

Since this project is in the Site Plan Review stage, no hearing dates have yet been set. Additional details will follow as they become available.

2. Conceptual Site Plan Review – 1332 Locust Avenue

A 9-story, mixed use development consisting of approximately 221 condominium units (1 & 2 bedroom) over approximately 15,000 square feet of commercial retail space. Submitted plans show approximately 472 parking stalls provided, a further review will determine if this is adequate parking based on the ultimate configuration of dwelling units and total area of retail space. Because of the project's proximity to light rail and other transit, a reduction in parking may be supportable but since this proposal is only in the conceptual stage, there are still several details that will need to be worked out, including: parking, open space requirements, amount of commercial space, location of commercial space, etc.

Since this project is in the Conceptual Site Plan Review stage, no hearing dates have yet been set. Additional details will follow as they become available.

3. Condominium Conversion – 453 Almond Avenue

This application is to convert an existing 3 story, 8 unit rental apartment complex to ownership condominium units. The project currently provides 12 individual parking stalls (a minimum of 10 are required) and provides private open space via individual balconies for each of the 8 units.

The Planning Commission **Public Hearing** is tentatively scheduled for **March 2, 2006** at 1:30 p.m. in the Council Chambers at City Hall. Written comments may be addressed to the Long Beach City Planning Commission, c/o Carolyn Bihn, Zoning Administrator, 333 West Ocean Boulevard, Long Beach, CA 90802

Project plans are available for review by contacting Jerry Olivera, Community Planner at (562) 570-5081 or jeolive@longbeach.gov

PREVIOUSLY REPORTED DEVELOPMENT APPLICATIONS

1. Site Plan Review; Standards Variance; Subdivision Map; and Lot Merger at 1223-1227 Long Beach Boulevard (Case #0510-02)

A mixed use development consisting of 51 condominium units; 3,103 square feet of retail/restaurant uses; and a 2 ½ level semi-subterranean parking structure of 161 stalls is being proposed for this site. A standards variance is required for the porches/terraces of the units that front Long Beach Boulevard since they are located above grade. A minimum 5' setback is required; the applicant is requesting 3'. In addition, a Subdivision Map is required to allow condominium units and a Lot Merger is required since the proposed project will encompass several legal existing lots.

The Planning Commission **Public Hearing** is tentatively scheduled for **March 2, 2006** at **1:30 p.m.** in the Council Chambers at City Hall. Written comments may be addressed to the Long Beach City Planning Commission, c/o Carolyn Bihn, Zoning Administrator, 333 West Ocean Boulevard, Long Beach, CA 90802

Project plans are available for review by contacting Jerry Olivera, Community Planner at (562) 570-5081 or jeolive@longbeach.gov

2. Site Plan Review; Standards Variance; and Subdivision Map at 1500 Pine Avenue (Case # 0504-01)

A townhome condominium development consisting of 22 units and 50 semi-subterranean parking spaces is being proposed for this site located at the northeast corner of 15th Street and Pine Avenue. Since the project is located within a designated parking impacted area, a Standards Variance is required for garage access off of Pine Avenue instead of the alley behind the project. Planning Staff is recommending access from Pine

Avenue since there is an approximate 6' grade change from the front of the lot to the rear of the lot.

The Planning Commission **Public Hearing** is tentatively scheduled for **February 2, 2006** at **1:30 p.m.** in the Council Chambers at City Hall. Written comments may be addressed to the Long Beach City Planning Commission, c/o Carolyn Bihn, Zoning Administrator, 333 West Ocean Boulevard, Long Beach, CA 90802

Project plans are available for review by contacting Jerry Olivera, Community Planner at (562) 570-5081 or jeolive@longbeach.gov

3. Modification to a previously approved Administrative Use Permit for a Homeless Shelter - 1368 Oregon Avenue (Case # 0405-15) MOD

This previously approved project is coming back before the Planning Commission for a modification to the approved Administrative Use Permit (AUP). The applicant is requesting to modify certain conditions contained in the AUP, including: Removal of one required parking space – the Long Beach Water Department required a 'backflow prevention device' to be located in the area where a designated parking stall was located. Due to existing site constraints, the lost parking stall cannot be relocated on the project site; a modification to allow tenants to smoke outside the premises until 10:00 p.m. (the existing condition prohibits smoking outside the facility after 8:00 p.m.); and a modification to shuttle pick-up times in the morning, since the Multi-Service Center (MSC), where tenants would be shuttled to, does not open for business until later in the morning and the existing pick-up times do not allow for an adequate time window to take all of the tenants to the MSC.

The Planning Commission **Public Hearing** is tentatively scheduled for **March 2, 2006** at **1:30 p.m.** in the Council Chambers at City Hall. Written comments may be addressed to the Long Beach City Planning Commission, c/o Carolyn Bihn, Zoning Administrator, 333 West Ocean Boulevard, Long Beach, CA 90802

4. Conditional Use Permit; Administrative Use Permit; and Standards Variance at 1925 Pacific Avenue (Case # 0508-23)

This application is to legalize a 'storefront' church that is currently operating illegally within a commercial zone. This case was referred to the Planning Department from the City's Code Enforcement division, which issued a citation to the church for the illegal operation. Churches that operate in a zoning district with a 'commercial' designation are required to obtain a Conditional Use Permit (CUP) from the Planning Department.

The existing facility has 21 on-site parking spaces, and the Church has secured another 16 off-site parking spaces from the property at 1951 Pacific Avenue. Off-site parking that is to be used as required parking for a project requires an Administrative Use Permit (AUP). Although the project provides for 37 parking spaces (both on and off-site), this is still less than the minimum number of required parking spaces for the project, based on

building size. Because the minimum required number of parking spaces is not met, a Standards Variance is required for parking.

The Planning Commission **Public Hearing** is tentatively scheduled for **March 2, 2006** at **1:30 p.m.** in the Council Chambers at City Hall. Written comments may be addressed to the Long Beach City Planning Commission, c/o Carolyn Bihn, Zoning Administrator, 333 West Ocean Boulevard, Long Beach, CA 90802

5. Condominium Conversion at 1101-1121 Gaviota Avenue

This application is to convert an existing 27 unit rental apartment complex to individually owned condominium units. The project provides 36 on-site parking stalls (a minimum of 35 are required for the conversion) and complies with all of the City's requirements for conversion to condominiums.

The Planning Commission **Public Hearing** is tentatively scheduled for **February 16, 2006** at **1:30 p.m.** in the Council Chambers at City Hall. Written comments may be addressed to the Long Beach City Planning Commission, c/o Carolyn Bihn, Zoning Administrator, 333 West Ocean Boulevard, Long Beach, CA 90802

Project plans are available for review by contacting Jerry Olivera, Community Planner at (562) 570-5081 or jeolive@longbeach.gov

6. Condominium Conversion at 310 Olive Avenue

This application is to convert an existing 6 unit rental apartment building complex to individually owned condominium units. The project provides 10 on-site parking stalls (a minimum of 8 are required for the conversion) and complies with all of the City's requirements for conversion to condominiums.

The Planning Commission **Public Hearing** is tentatively scheduled for **February 16, 2006** at **1:30 p.m.** in the Council Chambers at City Hall. Written comments may be addressed to the Long Beach City Planning Commission, c/o Carolyn Bihn, Zoning Administrator, 333 West Ocean Boulevard, Long Beach, CA 90802

ANNOUNCEMENTS

1. Long Beach General Plan Update: Land Use and Mobility Elements.

PHASE II BEGINS

With the completion of the first phase of our General Plan Update Program (GPUP), the City Planning Bureau is now undertaking Phase II. In Phase I we created five geographically distinct Community Cluster Advisory Teams reflective of the five Community Planning Areas in the City. With these groups of highly motivated volunteers we held a series of meetings to begin exploring baseline data on the status of the community (e.g., demographics, land use, economics and mobility) and to solicit input on desirable policies and patterns for the future development of the City. Although not everyone agreed on every aspect of how the City should continue to develop, each group was able to reach a general consensus and produce a basic outline of a plan direction for future community development discussions.

In Phase II of the General Plan update our intention is to share the work completed in Phase I with the entire community and to build upon its precepts. We are currently in the process of securing a highly qualified advisor to help us craft a Long Beach centric, community-wide, educational outreach campaign. This next portion of the GPUP will be designed to bring everyone in the community up-to-speed on the challenges facing Long Beach now and in the next 20-25 years. We will be widely distributing the baseline data discussed above along with an analysis of the implications this information holds for our future.

This spring (2006), staff will begin working with our outreach specialist to create additional materials to support our community education efforts. Once these educational pieces are crafted we will be using them to launch our citywide educational outreach portion of the program. Our intention is to cast a wide net, to blanket the City's constituents with as much background information as possible. We need to raise the level of awareness of the General Plan Update Program, letting people know what the General Plan is and why it is important. Along these lines we will do our best to educate interested parties so that we are working with a well-informed public. Community Planners will be supporting this outreach campaign by asking for any ideas you may have to support our outreach efforts, as well as keeping our community contacts informed of the progress in updating the City's comprehensive General Plan.

Maps, demographic information, reports, documents, committee cluster input, and other information is available online at the General Plan Update website:

http://www.longbeach.gov/apps/advance_plan/index.html

IMPORTANT PHONE NUMBERS

Council Member – 1 st District, Bonnie Lowenthal	(562) 570-6919
Council Member – 2 nd District, Dan Baker	(562) 570-6684
Council Member – 4 th District, Patrick O'Donnell	(562) 570-6918
Council Member – 6 th District, Laura Richardson	(562) 570-6816
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Marlene_Cyarron@longbeach.gov	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	(800) 252-4613
Objects/Debris on power lines, SCE Hazardous Conditions	(800) 611-1911 press 2, then 4
Property Maintenance, Building, Zoning Code Enforcement	(562) 570-CODE
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Call Before you Dig (Underground Service Alert)	(800) 227-2600
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-4895
Graffiti in City Beaches	(562) 570-1582
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867
City Park Issues, Tom Shippey	(562) 570-4899
Street Median Issues, Tom Shippey	(562) 570-4899